

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 315 PRESSLER STREET IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL  
4 SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)  
5 COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING  
7 DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from limited industrial service-conditional overlay-neighborhood  
13 plan (LI-CO-NP) combining district to general commercial services-conditional overlay-  
14 neighborhood plan (CS-CO-NP) combining district on the property described in Zoning  
15 Case No. C14-2012-0015, on file at the Planning and Development Review Department, as  
16 follows:  
17

18 A 1.098 acre tract of land, more or less, being a portion of Outlot 1, Division "Z"  
19 of the Original City of Austin, the tract of land being more particularly described  
20 by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
21 "Property"),  
22

23 locally known as 315 Pressler Street in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as Exhibit "B".  
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
27 Property may be developed and used in accordance with the regulations established for the  
28 general commercial services (CS) base district and other applicable requirements of the  
29 City Code.  
30

31 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
32 established by this ordinance is subject to the following conditions:  
33

34 A. A commercial use may not exceed 10 percent of the gross floor area.  
35  
36  
37

1 B. The following uses are conditional uses of the Property:

2  
3  
4 Automotive repair services Automotive rentals  
5 Automotive sales Automotive washing (of any type)  
6 Commercial blood plasma center Construction sales and service  
7 Convenience storage Equipment repair services  
8 Equipment sales Guidance services  
9 Laundry services Maintenance and service facilities  
10 Residential treatment Service stations

11 C. The following uses are prohibited uses of the Property:

12 Adult oriented businesses Drop-off recycling collection facilities  
13 Exterminating services Cocktail lounge

14 Except as specifically restricted under this ordinance, the Property may be developed and  
15 used in accordance with the regulations established for the general commercial services  
16 (CS) base district, and other applicable requirements of the City Code.

17 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old  
18 West Austin neighborhood plan combining district.

19 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2012.

20 **PASSED AND APPROVED**

21 §  
22 §  
23 \_\_\_\_\_, 2012 § \_\_\_\_\_

24 Lee Leffingwell  
25 Mayor

26 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard Shirley A. Gentry  
City Attorney City Clerk

## 1.098 Acre Tract

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF OUTLOT 1, DIVISION "2" OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS CONVEYED TO PETE G. VESCOVO BY DEED RECORDED IN VOLUME 5689, PAGE 1843 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin set at the intersection of the Southeast r.o.w. line of Pressler Street with the South line of the International and Great Northern Railroad, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE with the South line of the International and Great Northern Railroad, S 64°00' E for a distance of 142.88 feet to a concrete monument found at a point of curvature;

THENCE continuing with the South r.o.w. line of the International and Great Northern Railroad, along a curve to the right whose radius is 2839.93 feet and whose chord bears S 62°16' E for a distance of 203.11 feet to an iron pin set at the Northwest corner of a tract of land belonging to the City of Austin at the Northeast corner hereof;

THENCE with the east line of the herein described tract, being the West line of the City of Austin tract, the following courses:

S 11°14' W for a distance of 46.39 feet to a point submerged in water, at an angle point;

S 37°28' W for a distance of 40.50 feet to an iron pin set at an angle point;

S 24°35' W for a distance of 45.55 feet to an iron pin set at an angle point;

S 51°07' W for a distance of 3.68 feet to an iron pin set in the North line of the Sand Beach Reserve, at the Southwest corner of the City of Austin tract, for the Southeast corner hereof;

THENCE with the North line of the Sand Beach Reserve, N 63°12' W for a distance of 149.43 feet to an iron pin set in the Southeast r.o.w. line of Pressler Street, at the Southwest corner hereof;

THENCE with the Southeast r.o.w. line of Pressler Street, N 26°08' E for a distance of 134.66 feet to the PLACE OF BEGINNING and containing 1.098 acres of land more or less.

SURVEYED BY:

W. HARVEY SMITH SURVEYOR, INC.

*[Signature]*  
LARRY A. TURNER

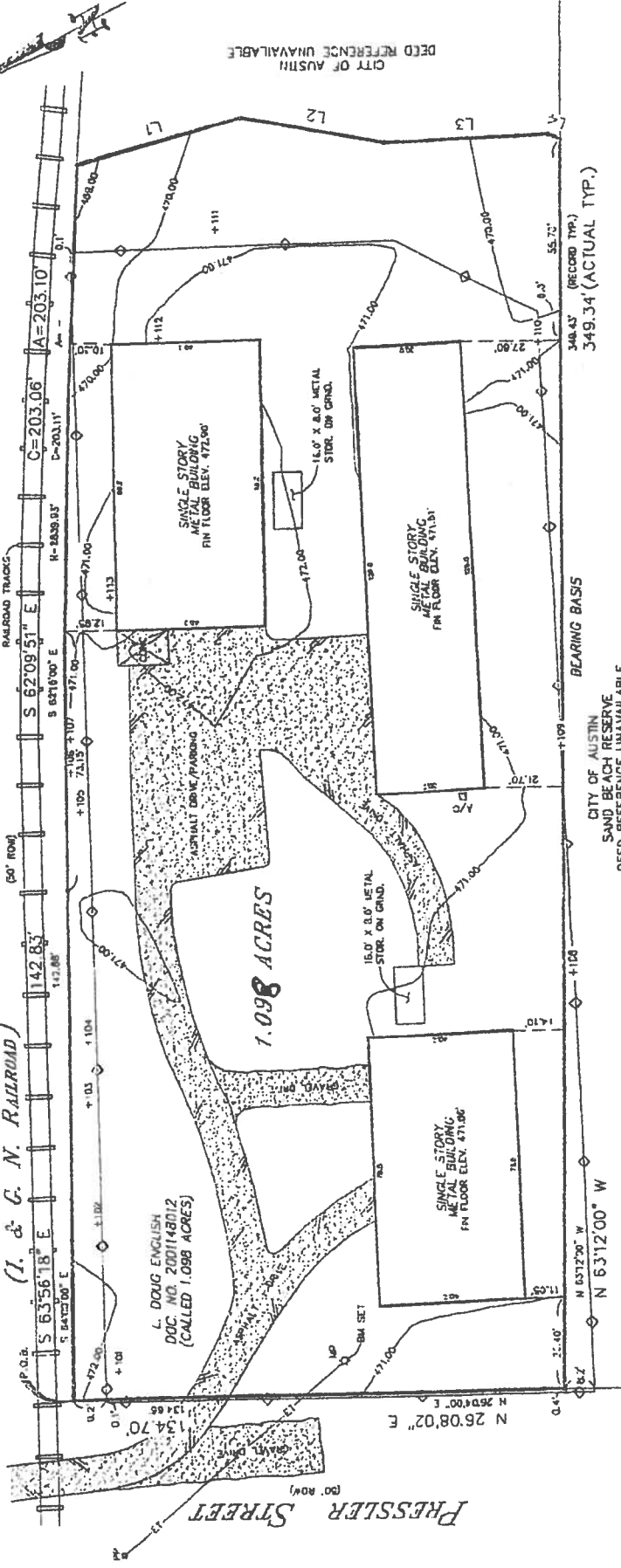
Registered Public Surveyor No. 3998  
April 29, 1987



Job No. 35757-31

West 3rd Street

(I. & G. N. Railroad)



BENCH MARK USED: FURNISHED BY THE CITY OF AUSTIN, WEST 6th STREET @ WEST LYNN ST., NORTHWEST CORNER, COPPER PIN IN CURB MIDPOINT - ELEV. 494.13'

BENCH MARK SET: SET SPINDLE IN METER POLE - ELEV. 472.52'

TREE LEGEND

TAG #	TREE TYPE	THICK #	CLUSTER	DIAMETER OF TRUNK/INCHES	DRIP LINE
101	SOFTWOOD	1	1	5"	20'
102	HACKBERRY	1	7'	18"	15'
103	HACKBERRY	1	12'	15"	15'
104	HACKBERRY	1	16"	15"	15'
105	HACKBERRY	2	0"	15"	15'
106	HACKBERRY	1	6"	15"	15'
107	HACKBERRY	1	10"	20'	15'
108	HACKBERRY	1	8"	16"	15'
109	HACKBERRY	1	10"	15"	15'
110	ELM	1	10"	15"	15'
111	CHINA BERRY	1	8"	15"	15'
112	HACKBERRY	1	10"	16"	15'
113	HACKBERRY	1	5"	15"	15'

LEGEND

- THICK LINE = BOUNDARY
- UPPER METER POLE
- DOWN METER POLE
- OVERHEAD ELEC./TILE LINE
- CHAIN LINK FENCE

LINE NO.	BEARING & DISTANCE
L1	ACTUAL S 11°05'11" W 48.27'
	RECORD S 11°14'00" W 46.39'
L2	ACTUAL S 37°30'43" W 40.50'
	RECORD S 37°26'00" W 40.50'
L3	ACTUAL S 24°58'12" W 43.07'
	RECORD S 24°35'00" W 43.56'
L4	ACTUAL S 53°09'20" W 3.22'
	RECORD S 51°07'00" W 3.08'

PLAT OF SURVEY

Survey No. 07964

Scale: 1" = 30'

of 0712092-JNA

Said lot is in Zone X, as identified by the Federal Emergency Management Agency on Census map No. 48453C 0205C.

Dated: June 16, 1993

LOT NO. BLOCK NO.

ADDITION OF SUBDIVISION 1.098 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 1.

STREET ADDRESS 1327 WEST 3rd STREET

CITY AUSTIN COUNTY TRAVIS

SURVEY FOR THE

INDEPENDENCE TITLE COMPANY

BY

JOHN C. ALME, TRUSTEE

STATE OF TEXAS COUNTY OF TRAVIS

I, JOHN C. ALME, TRUSTEE, DO HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE FROM THE CORNER AND THAT THE

MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT

THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE

STATE OF TEXAS, AND THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE

SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101

Austin, Texas 78729

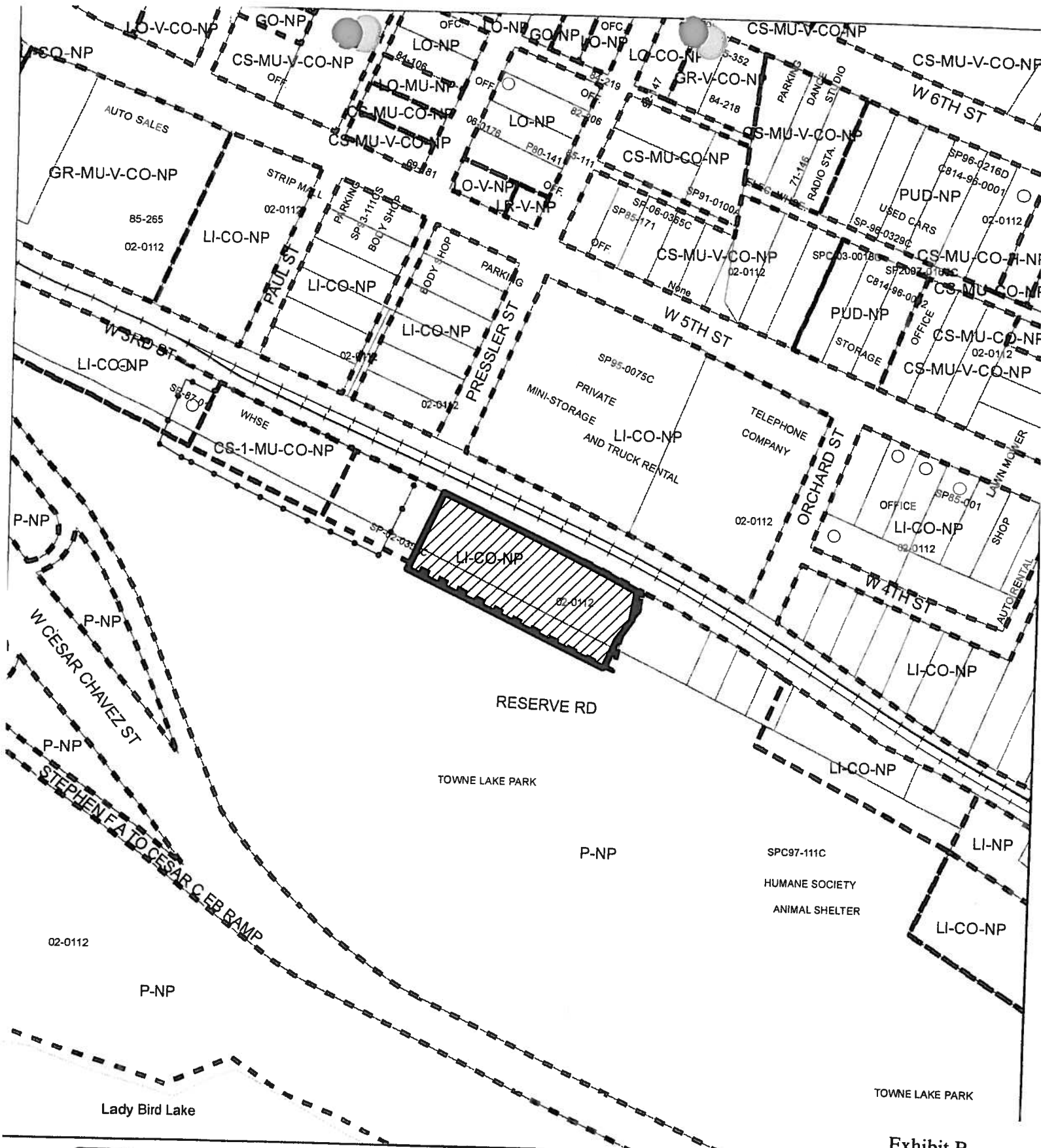
(512) 355-3944 • (512) 250-8685 (Fax) JM

104/20, 592/20

Date: 11-28-2007

All corners are 1/2-inch iron rod found unless otherwise noted. To the land holders and/or the owners of the premises surveyed.





- N**
- SUBJECT TRACT
  - PENDING CASE
  - ZONING BOUNDARY

" = 200'

# **ZONING** **ZONING CASE#: C14-2012-0015**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

